



For Identification Purposes Only

CENTRAL STREET, ST HELENS, WA10 1TZ

GUIDE PRICE £1,500,000

Size: 1,750.73 sq m (18,847 sq ft)

Site Area: 0.43 ha (1.081 ac)

- Freehold
- Rent passing £129,000 with increase from 30 July 2026 to £134,000
- Lettings to TIME Ltd, Ever Evolving Ltd and Darkstar Laser Ltd
- Net initial yield of 8.10% rising to reversionary yield at 8.42%

LOCATION

The subject property is located fronting Central Street on the corner of Standish Street and close to College Street (A571) a short walk from St Helens Town Centre.

The immediate land use in the surrounding area comprises a mixture of pre and post war housing, industrial warehouse premises, St Helens Police Station, job centre and the site adjoins Birchley Street car park which is run by St Helens Council which provides convenient car parking for access to St Helens Town Centre.

DESCRIPTION

The property comprises three detached buildings as follows:

Logic House - occupied by This Is My Education (TIME) – a two storey office building of steel frame construction with brick walls and flat roof built in the 1960's/1970's with the following specification:

- Suspended ceilings incorporating recessed lighting
- Painted walls/carpeted floors
- Car park incorporating approx. 30 spaces

Gates House - occupied by Ever Evolving Ltd – single storey steel framed warehouse with brick/profile metal clad walls currently fitted out as a children's soft play area as follows:

- Dedicated tarmac surfaced car park with 19 delineated spaces
- Acoustic tile ceiling and papered plaster walls
- Solid floor and lit via fluorescent strip lights
- Heated via air conditioning and gas fired air blowers

The Arena – occupied by Darkstar Laser – the property comprises a steel portal frame building.

- Roof and walls clad with profile metal cladding
- Currently fitted out offering reception, café, toilets and area fitted out as a laser tag arena
- 31 delineated car parking spaces

ACCOMMODATION

We have measured the property on the basis of its Gross Internal Area as follows:

UNIT	M ²	SQ FT
Logic House		
Ground & First Floors	711.20	7,656

Darkstar Arena

Ground & First Floors	767.17	8,258
-----------------------	--------	-------

Gate House Soft Play Area

Ground & Mezzanine Floors	272.44	2,933
---------------------------	--------	-------

TOTAL	1,750.81	18,847
--------------	-----------------	---------------

Site Area 0.43 hectares (1.081 acres).

TENURE

The property is held freehold under Title Numbers: MS490029 and MS997928.

TENANCIES

Logic House – TIME - 10 year lease with effect from 31 July 2021. The rent rises with effect from 30 July 2025 to £55,000 pa and from 30 July 2026 for the remainder of the term to £60,000 pa.

Gates House – Ever Evolving - 10 year lease with effect from 22 September 2023 subject to rent review after 5 years. The rent passing is £26,000 pa.

The Arena – Darkstar – 7 year lease with effect from 30 April 2024 at a rent at £48,000 pa.

EPC

EPC's have been commissioned and are available upon request.

GUIDE PRICE

Our clients freehold interest, and subject to the tenancies above is placed to the market with guide price at £1,500,000 reflecting a net initial yield at 8.10% and a reversionary yield post July 2026 rent review on Logic House of 8.42% reflecting usual purchasers costs.

VAT & LEGAL COSTS

We understand that VAT will be applicable to the transaction. Each party will be responsible for their legal and surveyors costs incurred in the transaction.

VIEWING

Strictly via the agents:

Eddisons
Robert Diggle
0151 268 5280
Robert.diggle@eddisons.com

January 2026

For more information, visit eddisons.com
0151 268 5280



BTG
Eddisons

BTG Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

PHOTOGRAPHS



For more information, visit eddisons.com
0151 268 5280



BTG Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

PHOTOGRAPHS

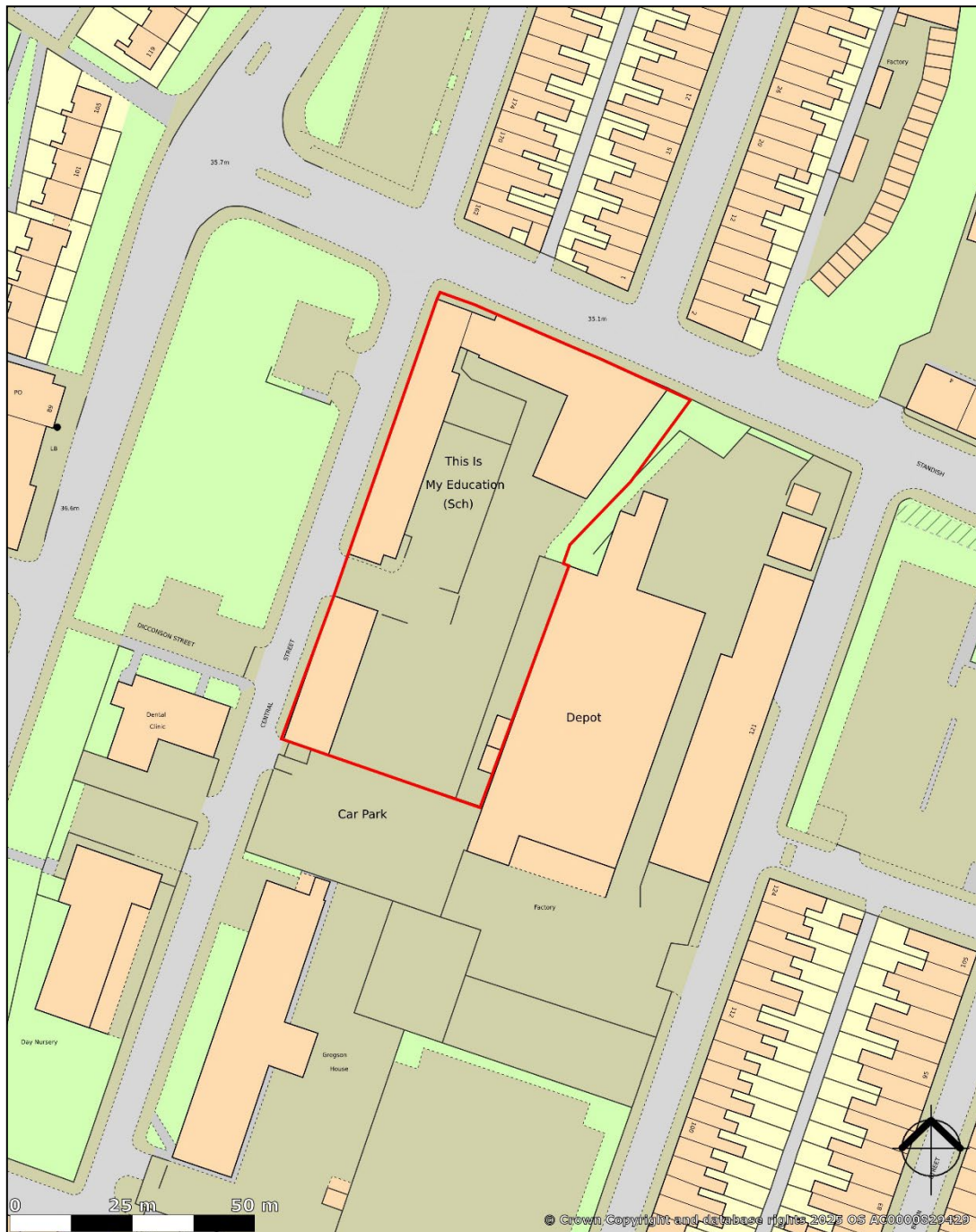


For more information, visit eddisons.com
0151 268 5280



BTG Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

SITE PLAN



For more information, visit eddisons.com
0151 268 5280



BTG Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.